

**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 05/01/01  
AGENDA ITEM 4  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Public Works

**SUBJECT:** Local Improvement District No. 18, Downtown Sidewalk and Streetscape Rehabilitation – Resolution of Intention to Make Sidewalk, Landscaping, Lighting and Signage Modifications in the City Downtown Area

**RECOMMENDATION:**

It is recommended that the City Council review and comment on the Preferred Alternative scope and cost and approve the attached resolutions that:

1. Undertake proceedings to make improvements in the Downtown area bounded by Foothill Boulevard, "A" Street, "D" Street and Watkins Street, including new sidewalks, cellar access closure from the sidewalk areas, landscaping, lighting, bus shelters and other amenities;
2. Authorize the City Manager to amend the Agreement with Berryman and Henigar for professional services to add an additional \$10,000 for a total not-to-exceed amount of \$102,000;
3. Appropriate an additional \$10,000 from the Capital Improvement Fund to the Downtown Sidewalk Rehabilitation Project for Berryman and Henigar's additional services; and
4. Appoint Robert Bauman as Engineer of Work; Jones Hall as Bond Counsel; Kelling, Northcross and Nobriga as Financial Advisor; and MBIA Muni Financial as Assessment Administrator.

**BACKGROUND:**

On January 11, 2000, the City Council authorized an agreement with Berryman & Henigar, who in concert with their landscape architect Callander Associates, prepared preliminary plans for new sidewalks, parking, landscaping, bus shelters, benches, lighting, and signage in the downtown area. Foothill Boulevard, "A" Street, "D" Street, and Watkins Street generally bound the project area.

Over the past year, there have been two community workshops, meetings with several of the property owners, and Council Downtown Committee meetings to discuss the scope and costs of potential improvements to the downtown area. On April 9, 2001, staff presented a preferred alternative plan, which would cost about \$6.8 million to the businesses and property

owners. This alternative included the narrowing of Main Street with parallel parking. Since eliminating the Main Street narrowing would result in approximately \$1.1 million savings, it was the consensus of those in attendance at the meeting that Main Street should not be narrowed. However, the revised preferred alternative does incorporate some new bulbouts at the intersections, which are relatively inexpensive.

Another consideration was the impact of complete tree removal and replacement along "B" Street. Merchants continue to press for complete removal. Staff has consulted with Callander Associates and now recommends removal of the Australian Willow trees along "B" Street, particularly since many of their trees are diseased. However, selected existing trees should be retained, including most of the Victorian Boxwoods, which are within the existing bulbouts. The selected "B" Street replacement street tree is the Chinese Hackberry, which is currently along Watkins Avenue between "B" Street and "C" Street. Crape Myrtle, which is planted around City Hall, would be used as accent trees in the "B" Street bulbout areas. The street trees on other Downtown streets would also continue established Downtown street tree themes. Additional street trees on Main Street and Mission Boulevard would also be Chinese Hackberry. Ornamental Pear, which is planted around Fire Station No. 1, would be planted along "C" Street. Southern Magnolia, which is planted along "D" Street, would also be planted along "A" Street and Foothill Boulevard. Raywood Ash, a deciduous tree with brilliant fall color, would be used as an accent tree at each intersections.

The revised preferred alternative is described below and shown graphically in Exhibit A. Its approximate cost is \$5.7 million, including design, bond costs, and construction.

- "B" Street sidewalks reconstructed and cellar access within the sidewalk areas closed off; selective removal of existing trees and replacement with fewer, deciduous trees; new landscaping, new patio areas with low walls, fencing, lighted columns, kiosks and parking entrance signs.
- New sidewalks with pavers and cellar access within the sidewalk areas closed off; some new bulbouts, some new trees with grates, ornamental lighting and parking entrance signs on Main Street.
- New sidewalks with a row of pavers, some new trees with grates, parking entrance signs and ornamental lighting on "C" Street.
- New sidewalks with a row of pavers, some new trees with grates and parking entrance signs on Mission Boulevard.
- New sidewalks with a row of pavers and some new trees with grates on the southerly side of "A" Street, the westerly side of Foothill Boulevard, and the easterly side of Watkins Street.

Using the square footage assessment method, all properties within the Downtown area would share in the overall project costs - not just costs on their block. Properties would be assessed the same amount per square foot. To mitigate the effect on property and business owners, and because the downtown is a redevelopment area, it is appropriate to use tax increment revenue to partially fund these improvements. Accordingly, staff recommends that the Redevelopment Agency contribute \$3 million to this effort. Costs for a typical 5,000 square foot property, with an assumed 20- or 30-year financing, are shown in the following table.

Total Cost per 5,000 SF	Annual Cost per 5,000 SF		RDA Total Costs	RDA Annual Cost	
	20-Year	30-Year		20-Year	30-Year
19,800	1,747	1,491	3,000,000	264,654	225,942

By way of example, some typical properties that are approximately 5,000 square feet in area include Buon Appetito, Sapporo's and the Masonic Building

At its April 23, 2001 meeting, the Council Downtown Committee concurred with staff's recommendation that this alternative should be the basis of a preliminary engineer's report. The preliminary engineer's report will provide comprehensive information on all the elements of the proposed district, including a description of the improvements planned, an estimate of the improvement costs, the proposed bonds, the proposed apportionment of those costs to the various properties in the district, and the proposed contribution by the City Redevelopment Agency. The principal advantages of using the assessment district to finance the project are that municipal bonds can be sold, which generally carry a lower interest rate at the time of sale than other market instruments; there may be long term (usually 20-30 years) repayment of the debt; payments are collected with the property taxes; and the cost is spread equitably to all properties.

When the Engineer's Report is finished it will be presented to the City Council for review. Once the City Council has preliminarily approved the Engineer's Report, a public meeting and a public hearing will be scheduled with the property owners, and ballots will be sent to the property owners. At the public hearing the ballots will be tabulated. The property owners' votes are weighted in proportion to the amount of the proposed assessment. For example, a property owner who is to be assessed \$10,000 will have twice the voting power of a property owner who is to be assessed \$5,000.

The original agreement with Berryman & Henigar and their sub-consultant Callander Associates was for \$92,000. Because of the extended review of alternatives and the many meetings, that amount has now been exhausted. Therefore, staff is requesting the appropriation of an additional \$10,000 for the preparation of the assessment cost estimate, boundary map, cost spread, noticing, and additional meeting attendance.

Staff also is requesting that the City Council authorize the use of Jones Hall for Bond Counsel services and Kelling, Northcross and Nobriga for financial advisor services. These services are normally on a contingency basis with payment received once the sale of bonds is authorized. Jones Hall and Kelling, Northcross and Nobriga have provided the City with excellent bond counsel and financial advisement services in the past, and are highly experienced and knowledgeable in the specialized area.

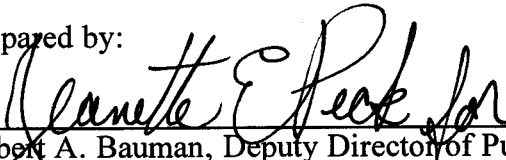
**SCHEDULE:**

A tentative schedule for the next steps in this process is as follows:

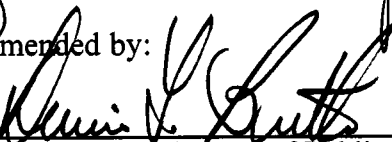
Preliminary Approval by Council of  
Engineers Report  
Public Meeting  
Public Hearing and Ballot Tabulation

June 5, 2001  
July 11, 2001  
July 24, 2001

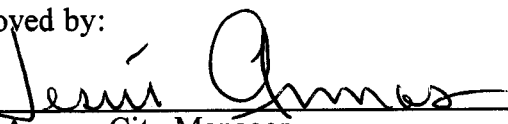
Prepared by:

  
Robert A. Bauman, Deputy Director of Public Works

Recommended by:

  
Dennis L. Butler, Director of Public Works

Approved by:

  
Jesús Armas, City Manager

Attachments: Exhibit A: Preferred Alternative Plans

**DRAFT**

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

*me*  
*4/26/01*

A RESOLUTION OF INTENTION TO MAKE  
IMPROVEMENTS FOR LOCAL IMPROVEMENT DISTRICT  
NO. 18 (DOWNTOWN SIDEWALK AND STREETScape  
REHABILITATION)

BE IT RESOLVED, by the City Council of the City of Hayward as follows:

1. **Intention.** The public interest, convenience and necessity require, and that it intends to order the making of the improvements described in Exhibit "A" attached hereto and made a part hereof.
2. **Law Applicable.** Except as herein otherwise provided for the issuance of bonds, all of the work shall be done as provided in the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code of California (the "Act").
3. **Nature and Location of and Grades for Improvements.** All of the work and improvements are to be constructed at the places and in the particular locations, of the forms, sizes, dimensions and materials, and at the lines, grades and elevations, as shown and delineated upon the plans, profiles and specifications to be made therefor, as hereinafter provided. There is to be excepted from the work above described any of such work already done to line and grade and marked excepted or shown not to be done on the plans, profiles and specifications. Whenever any public way is herein referred to as running between two public ways, or from or to any public way, the intersections of the public ways referred to are included to the extent that work is shown on the plans to be done therein. The streets and highways are or will be more particularly shown in the records in the office of the County Recorder of the County of Alameda, State of California, and shall be shown upon the plans.
4. **Change of Grade.** Notice is hereby given of the fact that in many cases the work and improvements will bring the finished work to a grade different from that formerly existing, and that to the extent the grades are hereby changed and that the work will be done to the changed grades.
5. **Work on Private Property.** In cases where there is any disparity in level or size between the improvements proposed to be made herein and private property and where it is more economical to eliminate such disparity by work on the private property than by adjustment of the work on public property, it is hereby determined that it is in the public interest and more economical to do such work on private property to eliminate such disparity. In such cases, the

work on private property shall, with the written consent of the owner of the property, be done and the actual cost thereof may be added to the proposed assessment of the lot on which the work is to be done.

6. **Official Grades.** This Council does hereby adopt and establish as the official grades for the work the grades and elevations to be shown upon the plans, profiles and specifications. All such grades and elevations are to be in feet and decimals thereof with reference to the datum plane of this City.

7. **Descriptions - General.** The descriptions of the improvements and the termini of the work contained in this Resolution are general in nature. All items of work do not necessarily extend for the full length of the description thereof. The plans and profiles of the work and maps and descriptions as contained in the Engineer's Report, hereinafter directed to be made and filed, shall be controlling as to the correct and detailed description thereof.

8. **Special Benefit and Boundary Map.** The contemplated improvements, in the opinion of this Council, are of more than local or ordinary public benefit, and the costs and expenses thereof are made chargeable upon an assessment district, the exterior boundaries of which are shown on a map thereof on file in the office of the City Clerk, to which reference is hereby made for further particulars. The map indicates by a boundary line the extent of the territory included in the proposed district and shall govern for all details as to the extent of the assessment district.

9. **Engineer's Report.** The improvements are hereby referred to Robert Bauman as the Engineer of Work for this assessment district (the "Engineer of Work"), and the Engineer of Work is hereby directed to make and file with the City Clerk a report in writing, presenting the following:

- (a) Maps and descriptions of the lands and easements to be acquired, if any;
- (b) Plans and specifications of the proposed improvement if the improvements are not already installed. The plans and specifications do not need to be detailed and are sufficient if they show or describe the general nature, location, and extent of the improvements. If the assessment district is divided into zones, the plans and specifications shall indicate the class and the type of improvements to be provided for each zone. The plans or specifications may be prepared as separate documents, or either or both may be incorporated in the Engineer's Report as a combined document.
- (c) A general description of works or appliances already installed and any other property necessary or convenient for the operation of the improvements, if the works, appliances, or property are to be acquired as part of the improvements.

(d) An estimate of the cost of the improvements and of the cost of lands, rights-of-way, easements, and incidental expenses in connection with the improvements, including any cost of registering bonds.

(e) A diagram showing, as they existed at the time of the passage of this Resolution, all of the following:

- (1) The exterior boundaries of the assessment district.
- (2) The boundaries of any zones within the district.
- (3) The lines and dimensions of each parcel of land within the district.

Each subdivision, shall be given a separate number upon the diagram. The diagram may refer to the county assessor's maps for a detailed description of the lines and dimensions of any parcels, in which case those maps shall govern for all details concerning the lines and dimensions of the parcels.

(f) A proposed assessment of the total amount of the cost and expenses of the proposed improvement upon the several subdivisions of land in the district in proportion to the estimated benefits to be received by each subdivision, respectively, from the improvement. In the case of an assessment for installation of planned local drainage facilities which are financed, in whole or in part, pursuant to Section 66483 of the California Government Code, the assessment levied against each parcel of subdivided land may be levied on the basis of the proportionate storm water runoff from each parcel. The assessment shall refer to the subdivisions by their respective numbers as assigned pursuant to subdivision (e).

(g) A proposed maximum annual assessment upon each of the several subdivisions of land in the district to pay costs incurred by this City and not otherwise reimbursed which result from the administration and collection of assessments or from the administration or registration of any associated bonds and reserve or other related funds.

When any portion or percentage of the costs and expenses of the improvements is to be paid from sources other than assessments, the amount of such portion or percentage shall first be deducted from the total estimated cost and expenses of the improvements, and the assessment shall include only the remainder of the estimated cost and expenses.

10. **Use of Surplus.** If any excess shall be realized from the assessment it shall be used, in such amounts as this Council may determine, in accordance with the provisions of the Act, for one or more of the following purposes:

- (a) Transfer to the general fund of this City, provided that the amount of any such transfer shall not exceed the lesser of \$1,000 or 5% of the total amount expended from the improvement fund;
- (b) As a credit upon the assessment and any supplemental assessment or for the redemption of bonds, or both; or
- (c) For the maintenance of the improvements.

11. **Contact Person.** Robert Bauman, Deputy Director of Public Works/City Engineer for the City, is hereby designated as the person to answer inquiries regarding any protest proceedings to be had herein, and may be contacted during regular office hours at 777 "B" Street, Hayward, California, 94541, or by calling telephone number (510) 583-4740.

12. **Contracts with Others.** To the extent that any of the work, rights, and improvements indicated in the Engineer's Report, to be made as provided herein, are shown to be connected to the facilities, works or systems of, or are to be owned, managed and controlled by, any public agency other than this City, or of any public utility, it is the intention of this Council to enter into an agreement with such public agency or public utility pursuant to Chapter 2 (commencing with Section 10100) of the Act, which agreement may provide for, among other matters, the ownership, operation and maintenance by such agency or utility of the works, rights, and improvements and may provide for the installation of all or a portion of such improvements by the agency or utility and for the providing of service to the properties in the area benefitting from the work, rights, and improvements by such agency or utility in accordance with its rates, rules and regulations, and that such agreement shall become effective after proceedings have been taken for the levy of the assessments and sale of bonds and funds are available to carry out the terms of any such agreement.

13. **Improvement Bonds.** Notice is hereby given that serial and/or term improvement bonds to represent unpaid assessments, and bear interest at the rate of not to exceed twelve percent (12%) per annum, or such higher rate of interest as may be authorized by applicable law at the time of sale of such bonds, will be issued hereunder in the manner provided by the Improvement Bond Act of 1915, Division 10 of the California Streets and Highways Code (the "Bond Law"), the last installment of which bonds shall mature not to exceed thirty-nine (39) years from the second day of September next succeeding twelve months from their date. The provisions of Part 11.1 of the Bond Law, providing an alternative procedure for the advance payment and calling of bonds, shall apply to the bonds issued in these proceedings. It is the intention of this Council to create a special reserve fund pursuant to and as authorized by Part 16 of the Bond Law. It is the intention of the City that the City will not obligate itself to advance available funds from the treasury of the City to cure any deficiency in the redemption fund to be created with respect to the bonds; provided, however, that a determination not to obligate itself shall not prevent the City from, in its sole discretion, so advancing funds.



14. **Refunding of Bonds.** The bonds may be refunded pursuant to the provisions of Division 11.5 of the California Streets and Highways Code upon the determination of the Council of the City that the public interest or necessity requires such refunding. Such refunding may be undertaken by the Council when, in its opinion, lower prevailing interest rates may allow reduction in amount of the installments of principal and interest upon the assessments to given to owners of property assessed for the works herein described. The refunding bonds shall bear interest at a rate not to exceed that which is stated in the resolution of the Council expressing its intention to issue the refunding bonds, which resolution of intention shall also set forth the maximum term of years of the refunding bonds. Any adjustment to assessments resulting from the refunding will be done on a pro-rata basis. The refunding shall be accomplished pursuant to Division 11.5 (commencing with Section 9500) of the California Streets and Highways Code, except that, if, following the filing of the Engineer's Report specified in Section 9523 and any subsequent modifications of the Engineer's Report, the Council finds that each of the conditions specified in the resolution of intention to issue the refunding bonds is satisfied and that adjustments to the assessments are on a pro-rata basis, the Council may approve and confirm the Engineer's Report and may, without further proceedings, authorize, issue and sell the refunding bonds pursuant to Chapter 3 (commencing with Section 9600) of Division 11.5 of the California Streets and Highways Code.

15. **No Private Contract.** Notice is hereby given that, in the opinion of this Council, the public interest will not be served by allowing the property owners to take the contract for the construction of the improvements and therefore that, pursuant to Section 20487 of the California Public Contract Code, no notice of award of contract shall be published.

16. **City Contributions.** Notice is hereby given that it is the intention of this Council to consider adoption of an ordinance, pursuant to Section 10205 of the Streets and Highways Code, authorizing contributions by the City, from any sources of revenue not otherwise prohibited by law, of a specified amount, portion or percentage of such revenues, for the purpose of construction of improvements and the payment of expenses incidental thereto for the use and benefit of the assessment district contemplated by this Resolution, and to consider authorizing application of such revenues as a credit upon the assessment proposed to be levied in proceedings pursuant hereto.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2001

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

**EXHIBIT A**  
**DESCRIPTION OF WORK FOR**  
**LOCAL IMPROVEMENT DISTRICT NO. 18**  
**DOWNTOWN SIDEWALK AND STREETScape REHABILITATION**

1. **"B" Street both sides from Foothill Boulevard to Watkins Street:** Sidewalks reconstructed and cellar access within the sidewalk areas closed off; selective removal of existing trees and replacement with fewer, deciduous trees with grates and guards and grates on existing trees; new landscaping, new patio areas with seat walls, fencing, lighted columns, benches, tables, kiosks, trash receptacles, street signage, bus shelters, an entry monument and minor drainage improvements.
2. **Main Street both sides from "A" Street to "D" Street:** Sidewalks reconstructed with a row of pavers and cellar access within the sidewalk areas closed off; some new bulbouts, some new trees with grates and guards and grates on existing trees, ornamental street lighting, trash receptacles and parking entrance signs.
3. **"C" Street both sides from Foothill Boulevard to Watkins Street:** Sidewalks reconstructed with a row of pavers and cellar access within the sidewalk areas closed off, some new trees with grates and guards and grates on existing trees, trash receptacles, bus shelter, parking entrance signs and ornamental lighting.
4. **Mission Boulevard both sides from "A" Street to "D" Street:** Sidewalks reconstructed with a row of pavers and cellar access within the sidewalk areas closed off, some new trees with grates and guards and grates on existing trees, trash receptacles and parking entrance signs.
5. **"A" Street southerly side from Foothill Boulevard to Watkins Street:** Sidewalks reconstructed with a row of pavers, some new trees with grates and guards and grates on existing trees, and trash receptacles.
6. **Foothill Boulevard westerly side from "A" Street to "D" Street:** Sidewalks reconstructed with a row of pavers, some new trees with grates and guards, benches and trash receptacles.
7. **Watkins Street easterly side from "A" Street to "D" Street:** Sidewalks reconstructed with a row of pavers, some new trees with grates and guards and grates on existing trees, and trash receptacles.



**DRAFT**

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

**RESOLUTION AMENDING AGREEMENT WITH  
BERRYMAN AND HENIGAR FOR ADDITIONAL  
PROFESSIONAL SERVICES RELATING TO THE  
LOCAL IMPROVEMENT DISTRICT NO. 18,  
DOWNTOWN SIDEWALK AND STREETSCAPE  
REHABILITATION**

BE IT RESOLVED by the City Council of the City of Hayward that the agreement for professional services between the City and Berryman and Henigar, authorized by Council on January 11, 2001, is amended to add an additional \$10,000 (for a total not-to-exceed amount of \$102,000) relating to the Local Improvement District No. 18, Downtown Sidewalk and Streetscape Rehabilitation.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

# DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION AMENDING RESOLUTION NO. 00-089,  
THE BUDGET RESOLUTION FOR CAPITAL PROJECTS  
FOR FISCAL YEAR 2000-01, FOR AN APPROPRIATION  
OF FUNDS RELATING TO THE LOCAL IMPROVEMENT  
DISTRICT NO. 18, DOWNTOWN SIDEWALK AND  
STREETSCAPE REHABILITATION

BE IT RESOLVED by the City Council of the City of Hayward that Resolution No. 00-089, the Budget Resolution for Capital Projects for fiscal year 2000-01, is hereby amended by appropriating an additional \$10,000 from the Capital Improvement Fund to the Downtown Sidewalk Rehabilitation Project for the additional professional services of Berryman and Henigar relating to the Local Improvement District No. 18, Downtown Sidewalk and Streetscape Rehabilitation.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

# DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

*True*  
*4/26/01*

RESOLUTION APPOINTING ENGINEER, BOND COUNSEL,  
FINANCIAL ADVISOR, AND ASSESSMENT  
ADMINISTRATOR FOR LOCAL IMPROVEMENT DISTRICT  
NO. 18 (DOWNTOWN SIDEWALK AND STREETScape  
REHABILITATION)

BE IT RESOLVED, by the city Council of the City of Hayward as follows:

1. Assessment Proceedings Intended. This Council wishes to undertake proceedings pursuant to appropriate assessment and assessment bond acts for construction of public improvements and the public interest and convenience will be served by appointing and employing certain consultants, as specified herein, for the preparation and conduct of said proceedings, and for the administration of the district that is formed; and
2. Engineer of Work. Robert Bauman, Deputy Director of Public Works/City Engineer for the City, is appointed as Engineer of Work and employed to do and perform all engineering work necessary in and for said proceedings, including the preparation of the requisite plans, specifications, maps and descriptions of easements, estimate of costs, diagram and assessment.
3. Bond Counsel. The law firm of Jones, Hall, A Professional Law Corporation, San Francisco, California, is appointed and employed to do and perform all bond counsel services for the City as required in the conduct of said proceedings and in connection with the issuance of bonds therein: and that the law firm's compensation for such services is hereby fixed as provided in that certain Agreement For Professional Services between said law firm and the City on file with the City Clerk, execution of which Agreement is hereby approved. The fees of the attorneys shall be assessed as an incidental expense of the proceedings and be payable solely from the proceeds of assessments and sale of bonds and not otherwise.
4. Financial Advisor. The firm of Kelling, Northcross & Nobriga, Oakland, California is appointed as Financial Advisor to the City in connection with the establishment of the assessment district and the issuance of bonds, as provided in that certain Agreement on file with the City Clerk.

5. Assessment Administrator. The firm of MBIA Muni Financial is appointed as Assessment Administrator in connection with the assessment district as provided in that certain Agreement on file with the City Clerk, execution of which is hereby approved.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2001

APPROVED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

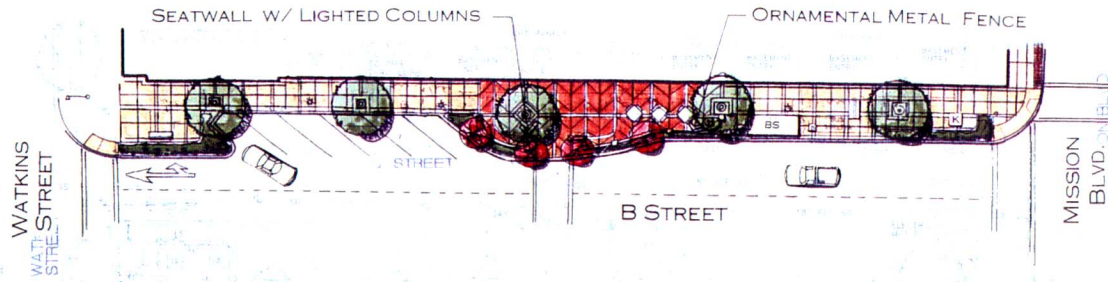
ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

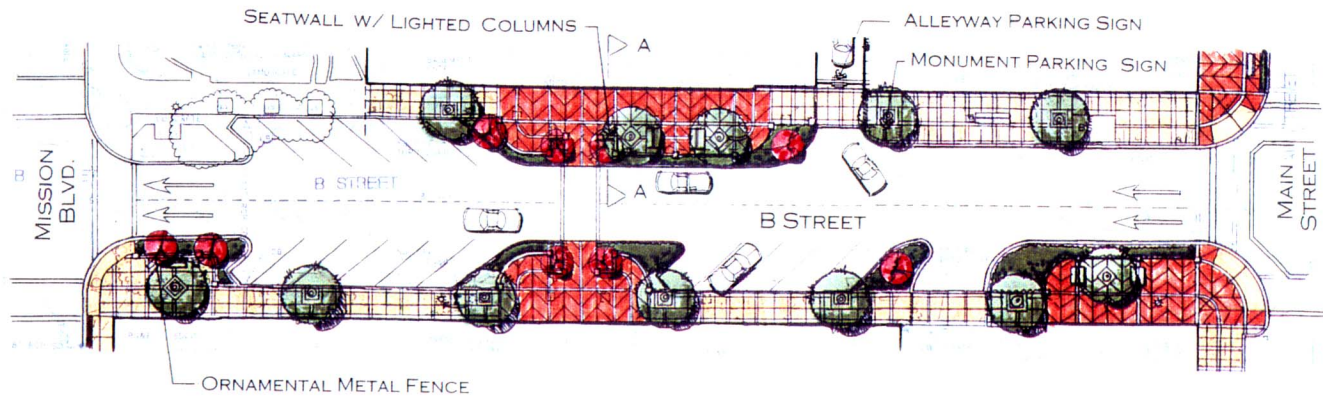
APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward





B STREET (BETWEEN WATKINS ST. AND MISSION BLVD.)



B STREET (BETWEEN MISSION BLVD. AND MAIN ST.)

## LEGEND

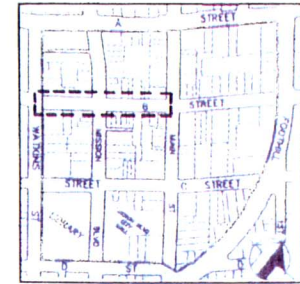
SANITARY SEWER CLEAN OUT  
STORM DRAIN CLEAN OUT  
STORM DRAIN  
STORM DRAIN MANHOLE  
CATCH BASIN  
LANDSCAPE  
ASPHALT CONCRETE  
SIDEWALK  
DRIVEWAY  
ACCESSOR'S PARCEL NUMBER  
MANHOLE  
VALVE & MISC. STRUCTURES



CATCH BASIN  
UTILITY BOX  
FIRE HYDRANT  
SIGN  
STREET LIGHT  
TRAFFIC SIGNAL  
PROPOSED BENCH  
TRASH RECEPTACLE  
PEDESTRIAN LIGHT  
TREE GRATE  
PROPOSED TREE



PROPOSED CAFE TABLES  
ACCENT TREE  
ACCENT PAVING  
SIDEWALK PAVING  
BUS SHELTER  
GROUND COVER / PLANTING AREA  
KIOSK  
EX TREE



KEY MAP

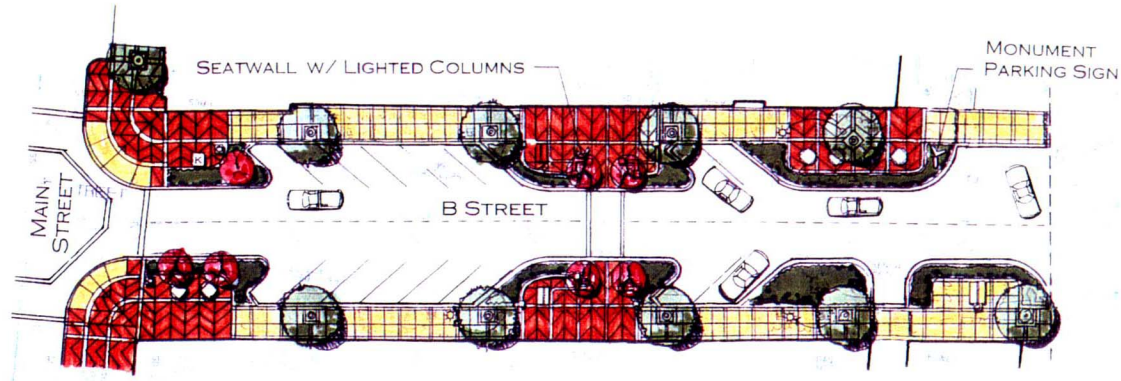
**Berryman & Henigar**  
6150 Stonewall Mill Rd.  
Pleasanton CA 94566  
(925) 468-7400  
**Callender Associates**  
311 Seventh Ave.  
San Mateo CA 94401  
(650) 375-1313  
**Freyer & Lauretta, Inc.**  
2050 Monrovia Ct. 2nd Floor  
San Mateo CA 94403  
(650) 349-0803

## Revisions

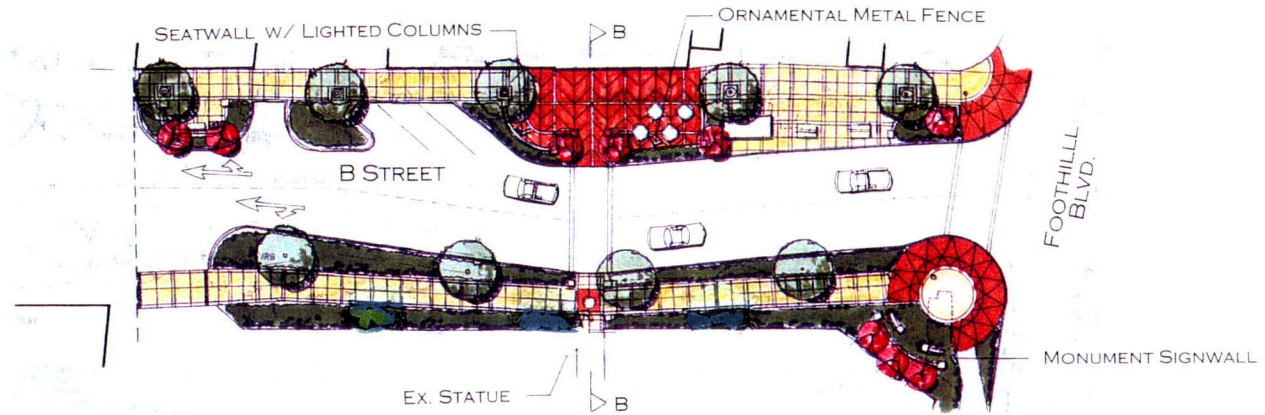
NO.	DATE	DESCRIPTION

**B STREET** (BETWEEN WATKINS ST. AND MAIN ST.)  
**HAYWARD DOWNTOWN STREETScape** (ALT. 1, 60' SPACING)  
Hayward, CA

Date 2/16/01  
Scale AS SHOWN  
Drawn MM  
By MM  
Checked BW  
Project No. 00014  
Cadd File 00014TMS  
Sheet No. 2  
of 13

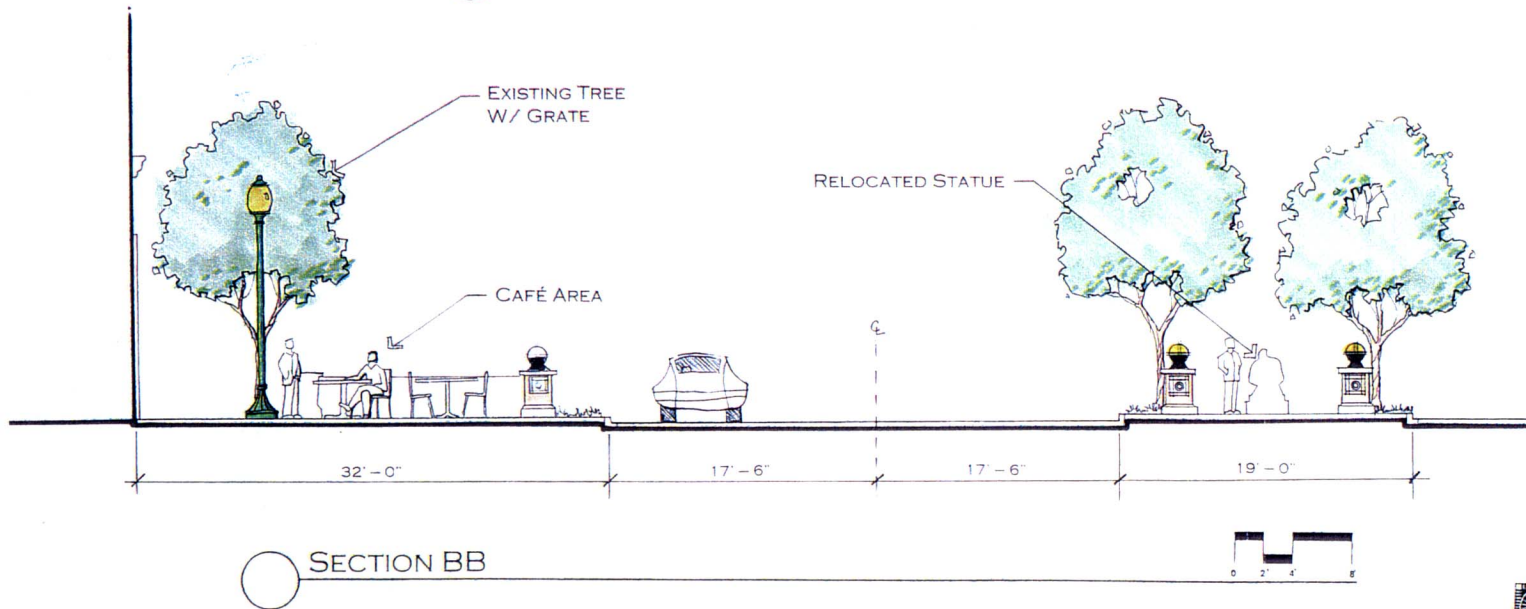
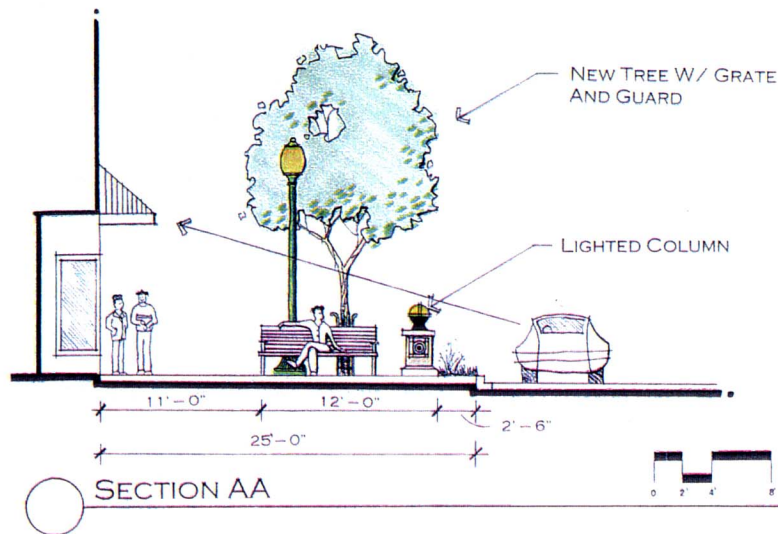


B STREET (BETWEEN MAIN ST. AND MID - BLOCK CROSSING)



B STREET (BETWEEN MID - BLOCK CROSSING AND FOOTHILL BLVD.)







**Berryman & Henigar**  
 6150 Stonewedge Mill Rd.  
 Pleasanton CA 94588  
 (925) 468-7400

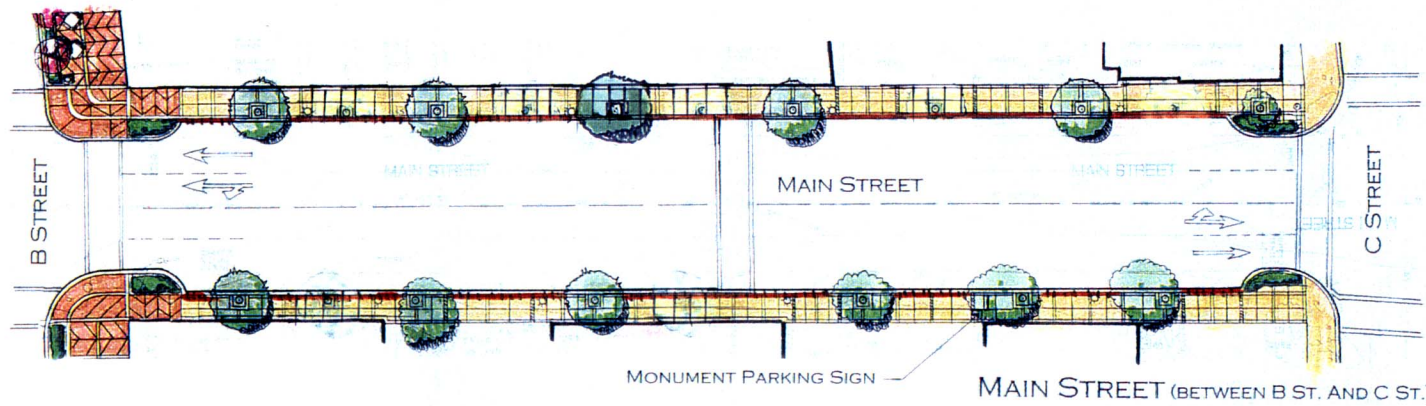
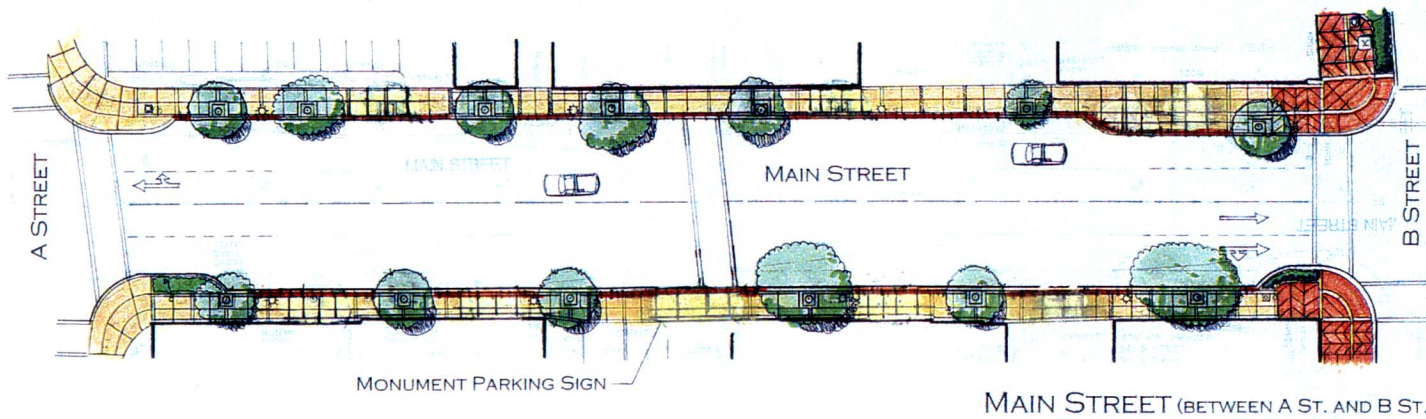
Callender  
 Associates  
 311 Seventh Ave.  
 San Mateo CA 94401  
 (650) 375-1313

Freyer &  
 Lauretta, Inc.  
 2090 Pioneer Ct. 2nd Floor  
 San Mateo CA 94403  
 (650) 348-0803

Revisions

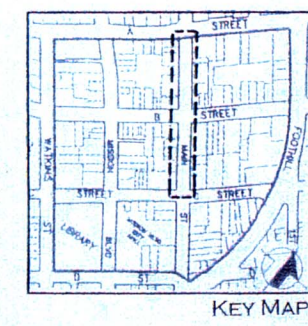
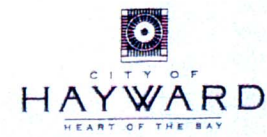
**MAIN STREET** (BETWEEN A ST. AND C ST.)  
**HAYWARD DOWNTOWN STREETSCAPE**  
 Hayward, CA

Date	12/100
Scale	AS SHOWN
Drawn By	MM
Checked	BW
Project No.	00014
Cadd File	0004T108
Sheet No.	5



**LEGEND**

- |                                  |                               |                   |                             |                   |                 |                        |                 |                 |                                 |              |                               |             |             |              |      |              |                |                |                  |                  |            |               |                      |             |               |                 |             |                            |       |          |
|----------------------------------|-------------------------------|-------------------|-----------------------------|-------------------|-----------------|------------------------|-----------------|-----------------|---------------------------------|--------------|-------------------------------|-------------|-------------|--------------|------|--------------|----------------|----------------|------------------|------------------|------------|---------------|----------------------|-------------|---------------|-----------------|-------------|----------------------------|-------|----------|
| SSCO<br>SANITARY SEWER CLEAN OUT | SDCO<br>STORM DRAIN CLEAN OUT | SD<br>STORM DRAIN | SDMH<br>STORM DRAIN MANHOLE | CB<br>CATCH BASIN | LS<br>LANDSCAPE | AC<br>ASPHALT CONCRETE | S/W<br>SIDEWALK | D/W<br>DRIVEWAY | APN<br>ACCESSOR'S PARCEL NUMBER | Q<br>MANHOLE | O<br>VALVE & MISC. STRUCTURES | CATCH BASIN | UTILITY BOX | FIRE HYDRANT | SIGN | STREET LIGHT | TRAFFIC SIGNAL | PROPOSED BENCH | TRASH RECEPTACLE | PEDESTRIAN LIGHT | TREE GRATE | PROPOSED TREE | PROPOSED CAFE TABLES | ACCENT TREE | ACCENT PAVING | SIDEWALK PAVING | BUS SHELTER | GROUND COVER/PLANTING AREA | KIOSK | EX. TREE |
|----------------------------------|-------------------------------|-------------------|-----------------------------|-------------------|-----------------|------------------------|-----------------|-----------------|---------------------------------|--------------|-------------------------------|-------------|-------------|--------------|------|--------------|----------------|----------------|------------------|------------------|------------|---------------|----------------------|-------------|---------------|-----------------|-------------|----------------------------|-------|----------|



A-4



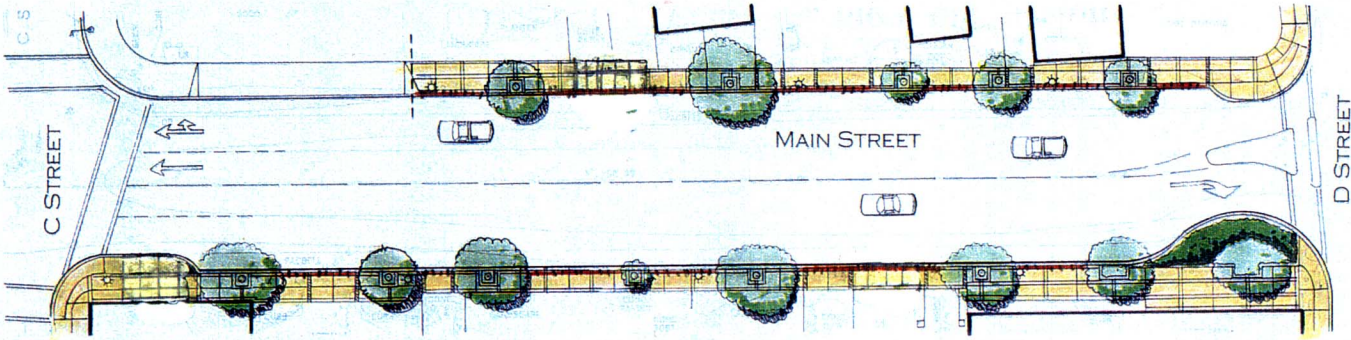
**Berryman & Henigar**  
 6150 Shoreridge Mall Rd.  
 Pleasanton, CA 94588  
 (925) 468-7400  
 Callender  
 Associates  
 311 Seventh Ave.  
 San Mateo, CA 94401  
 (650) 375-1313  
 Freyer &  
 Launette, Inc.  
 2080 Purview Ct. 2nd Floor  
 San Mateo, CA 94403  
 (650) 349-0803

Revisions

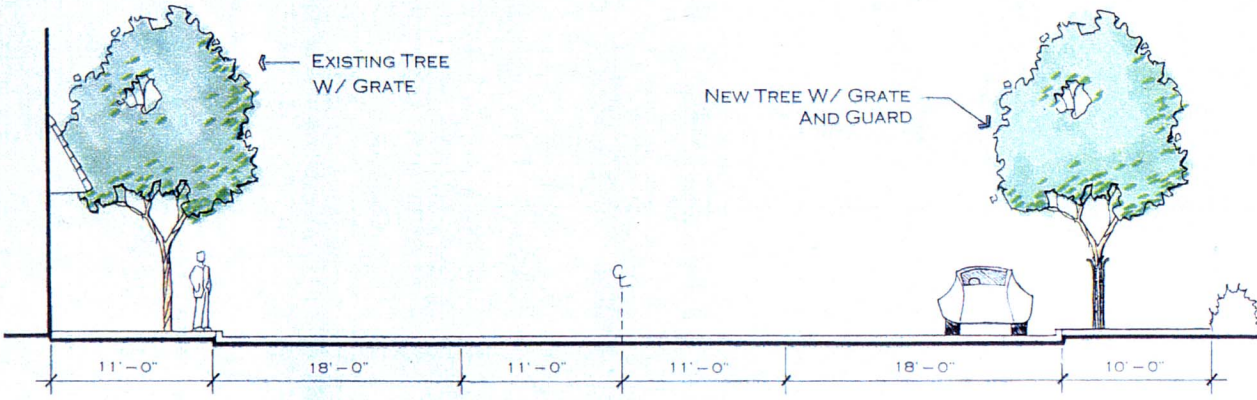
**MAIN STREET** (BETWEEN C ST. AND D ST.)  
 HAYWARD DOWNTOWN STREETScape  
 Hayward, CA

Date 02/00  
 Scale AS SHOWN  
 Drawn By MM  
 Checked BW  
 Project No. 00014  
 Cadd File 00014TMS

Sheet No.  
 of 6



MAIN STREET (BETWEEN C ST. AND D ST.)



SECTION AA



KEY MAP

**Berryman & Henigar**  
 6150 Stearns Rd. Mail Bldg.  
 Menlo Park, CA 94025  
 (650) 325-7400

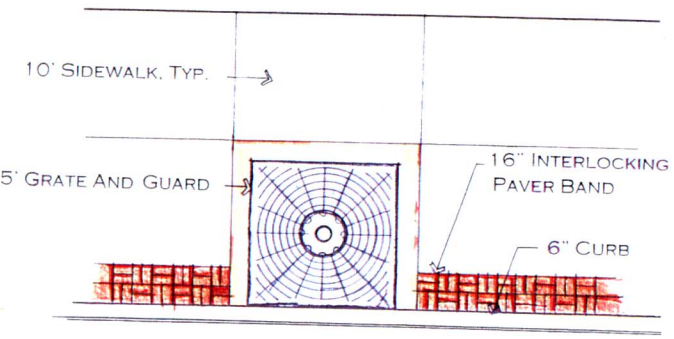
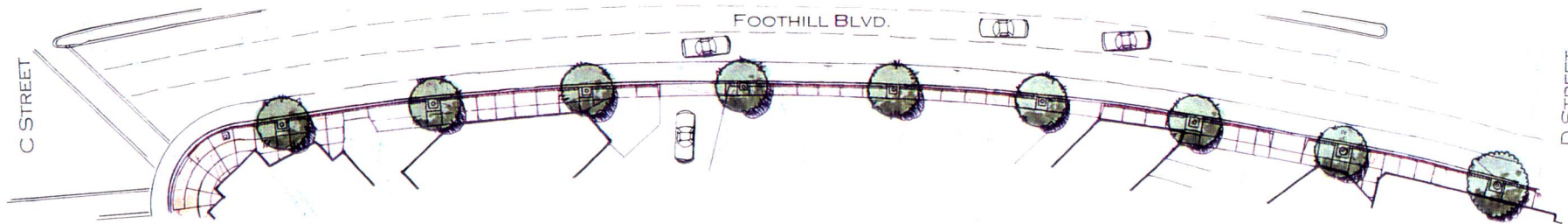
Callender  
 Associates  
 111 Seventh Ave.  
 San Mateo, CA 94401  
 (650) 375-1313

Freyer &  
 LaRocca, Inc.  
 2050 Popper Ct. 2nd Floor  
 San Mateo, CA 94403  
 (650) 345-0803

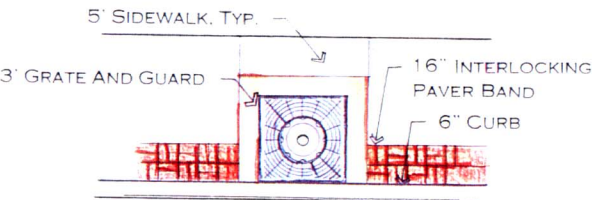
Revisions

**FOOTHILL BLVD.** (BETWEEN C ST. AND D ST.)  
 HAYWARD DOWNTOWN STREETScape (ALT. 1, 60' SPACING)  
 Hayward, CA

Date	2/18/01
Scale	AS SHOWN
Drawn By	MM
Checked	BW
Project No.	00014
Cadd File	00014T.M3
Sheet No.	9
of 13	



○ TREE GRATE W/ PAVER BAND  
 PLAN VIEW



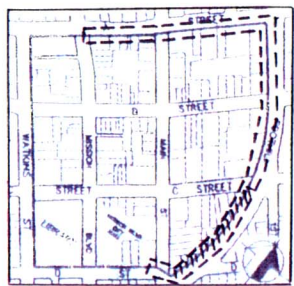
○ TREE GRATE W/ PAVER BAND  
 PLAN VIEW

**LEGEND**

SSCO	SANITARY SEWER CLEAN OUT	CB	CATCH BASIN
SDCO	STORM DRAIN CLEAN OUT	UB	UTILITY BOX
SD	STORM DRAIN	FD	FIRE HYDRANT
SDMH	STORM DRAIN MANHOLE	S	SIGN
CB	CATCH BASIN	SL	STREET LIGHT
LS	LANDSCAPE	TS	TRAFFIC SIGNAL
AC	ASPHALT CONCRETE	PB	PROPOSED BENCH
SAW	SIDEWALK	TR	TRASH RECEPTACLE
DAW	DRIVEWAY	PL	PEDESTRIAN LIGHT
APN	ACCESSOR'S PARCEL NUMBER	TG	TREE GRATE
M	MANHOLE	PT	PROPOSED TREE
V	VALVE & MISC. STRUCTURES	EX	EX. TREE
IPB	INTERLOCKING PAVER BAND		

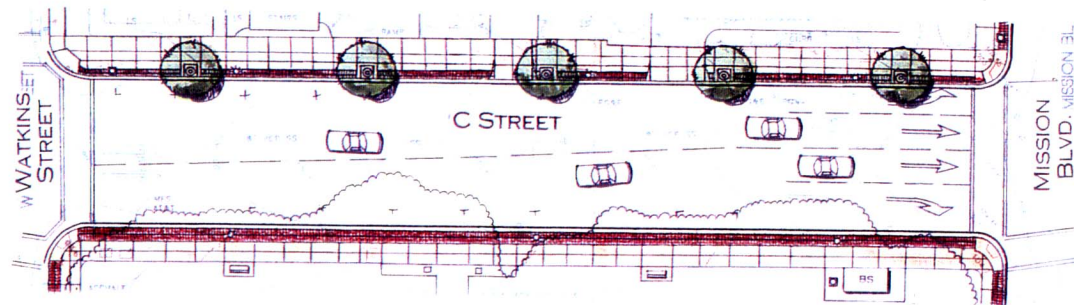


FOOTHILL BLVD.  
 (BETWEEN C ST. AND D ST.)  
 TYPICAL FOR PERIMETER STREETS  
 (A ST. D ST. AND FOOTHILL BLVD)



KEY MAP

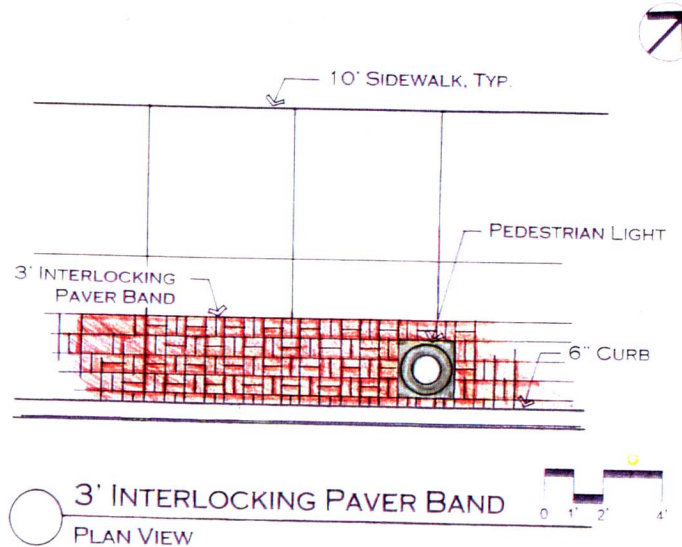




C STREET (BETWEEN WATKINS ST. AND MISSION)

LEGEND

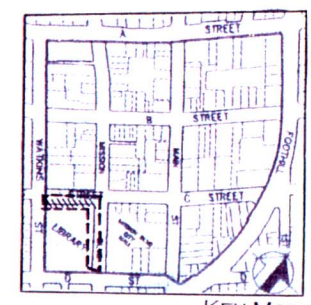
- |      |                          |
|------|--------------------------|
| SSCO | SANITARY SEWER CLEAN OUT |
| SDCO | STORM DRAIN CLEAN OUT    |
| SD   | STORM DRAIN              |
| SDMH | STORM DRAIN MANHOLE      |
| CB   | CATCH BASIN              |
| LS   | LANDSCAPE                |
| AC   | ASPHALT CONCRETE         |
| S/W  | SIDEWALK                 |
| D/W  | DRIVEWAY                 |
| APN  | ACCESSOR'S PARCEL NUMBER |
| ⊗    | MANHOLE                  |
| ⊕    | VALVE & MISC. STRUCTURES |
| ⊗    | CATCH BASIN              |
| ⊗    | UTILITY BOX              |
| ⊗    | FIRE HYDRANT             |
| ⊗    | SIGN                     |
| ⊗    | STREET LIGHT             |
| ⊗    | TRAFFIC SIGNAL           |
| ⊗    | PROPOSED BENCH           |
| ⊗    | TRASH RECEPTACLE         |
| ⊗    | PEDESTRIAN LIGHT         |
| ⊗    | INTERLOCKING PAVER BAND  |



3' INTERLOCKING PAVER BAND  
PLAN VIEW

C STREET (BETWEEN WATKINS ST. AND MISSION BLVD.)

TYPICAL FOR STREET FRONTAGE AROUND LIBRARY



KEY MAP



**Berryman & Henigar**  
6150 Stevenson Mill Rd.  
Hayward, CA 94548  
(925) 468-7400

**Callender Associates**  
111 Seventh Ave.  
San Mateo, CA 94401  
(650) 375-1313

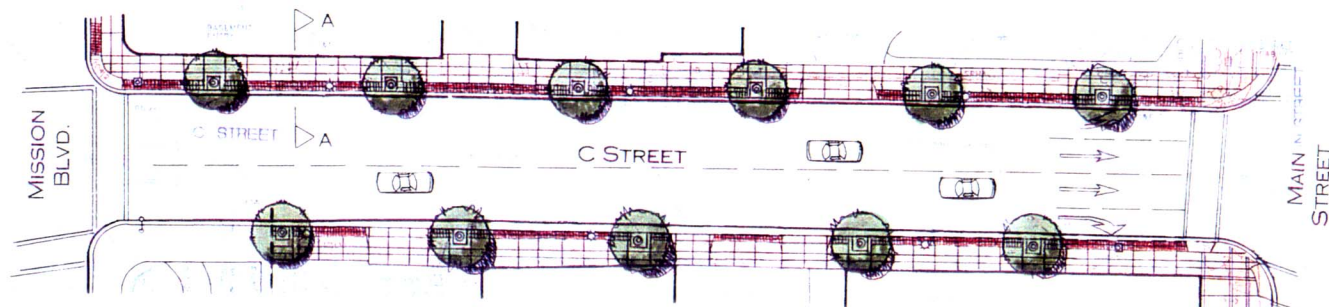
**Freyer & Lauretta, Inc.**  
2050 Pioneer Ct. 2nd floor  
San Mateo, CA 94403  
(650) 348-0823

Revisions

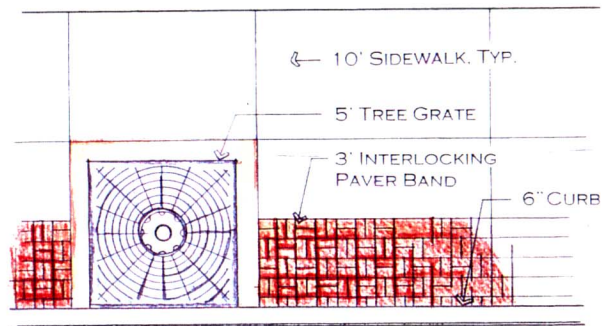
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**HAYWARD DOWNTOWN STREETScape (ALT. 1, 60' SPACING)**  
Hayward, CA

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Scale: AS SHOWN  
Drawn: MB  
Checked: BW  
Project No: 00014  
Cadd File: 00014T.M

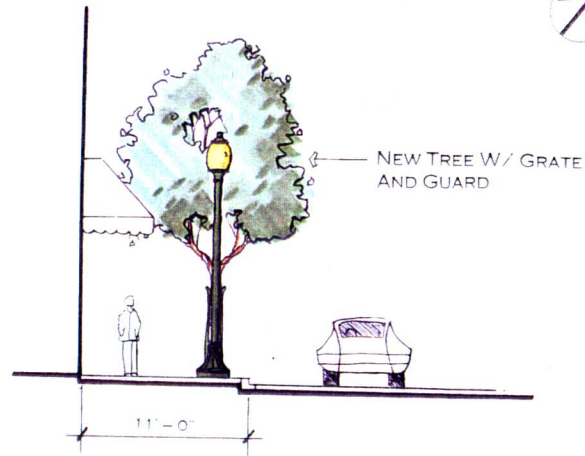
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of 13



C STREET (BETWEEN MISSION BLVD. AND MAIN ST.)



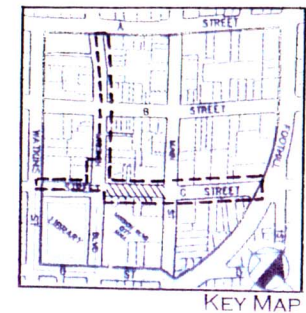
TREE GRATE W/ PAVER BAND  
PLAN VIEW



SECTION AA

### LEGEND

SSCO	SANITARY SEWER CLEAN OUT	CB	CATCH BASIN
SDCO	STORM DRAIN CLEAN OUT	UB	UTILITY BOX
SD	STORM DRAIN	FL	FIRE HYDRANT
SDMH	STORM DRAIN MANHOLE	S	SIGN
CR	CATCH BASIN	SL	STREET LIGHT
LS	LANDSCAPE	TS	TRAFFIC SIGNAL
AC	ASPHALT CONCRETE	IPB	INTERLOCKING PAVER BAND
SW	SIDEWALK	PT	PROPOSED TREE
DW	DRIVEWAY	PB	PROPOSED BENCH
APN	ACCESSOR'S PARCEL NUMBER	TR	TRASH RECEPTACLE
M	MANHOLE	RL	REDESTRAN LIGHT
V	VALVE & MISC. STRUCTURES	TG	TREE GRATE



Berryman  
Henigar  
8150 Stoneridge Mall Rd.  
Hayward, CA 94588  
(925) 468-7400

Callender  
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111 Seventh Ave.  
San Mateo, CA 94401  
(650) 375-1313

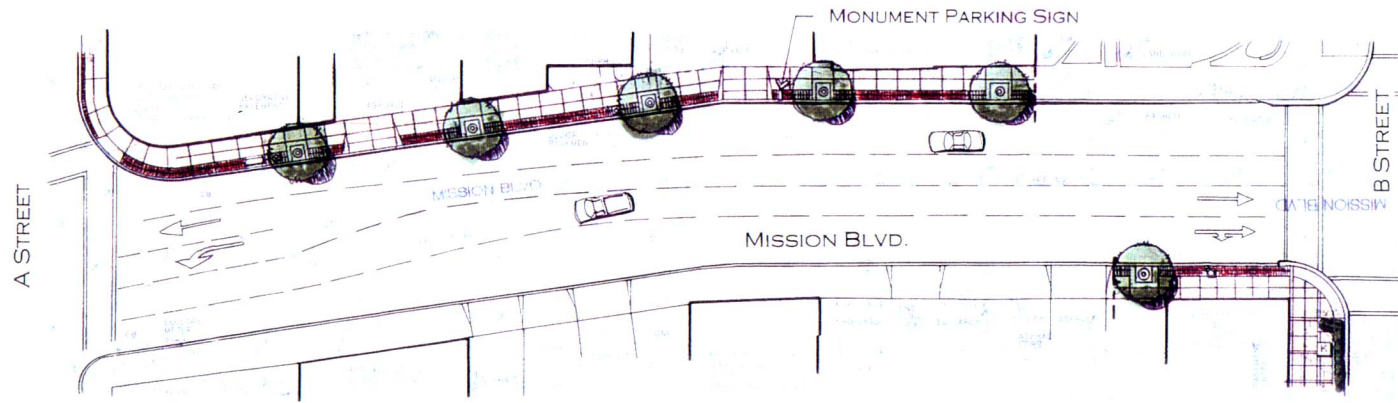
Freyer &  
Launette, Inc.  
2050 Pioneer Ct. 2nd Fl.  
San Mateo, CA 94403  
(650) 349-0603

Revisions

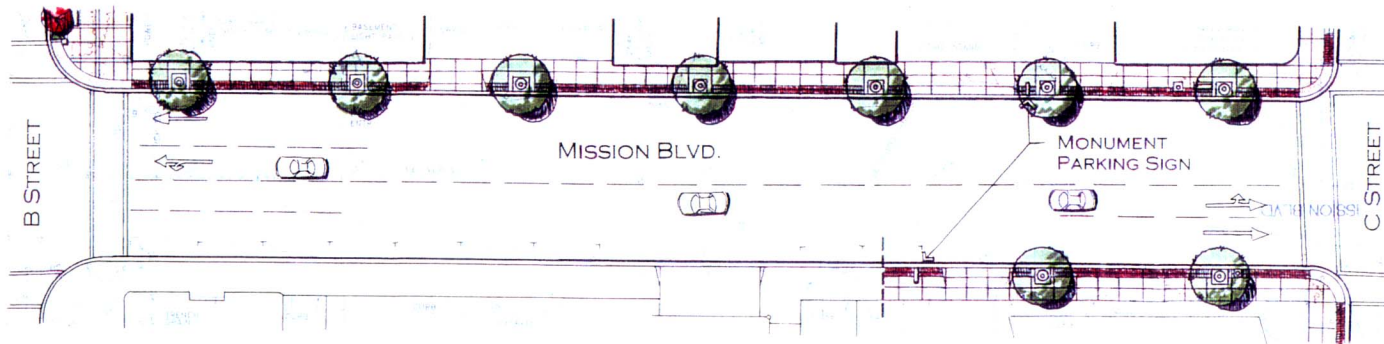
C STREET (BETWEEN MISSION BLVD. AND MAIN ST.)  
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Checked By: [blank]  
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Sheet No.: 11  
of 13





MISSION BLVD. (BETWEEN A ST. AND B ST.)



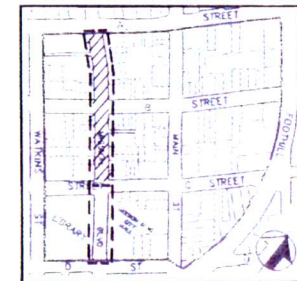
MISSION BLVD. (BETWEEN B ST. AND C ST.)

# LEGEND

SSCO	SANITARY SEWER CLEAN OUT	□	CATCH BASIN
SDCO	STORM DRAIN CLEAN OUT	□	UTILITY BOX
SD	STORM DRAIN	+	FIRE HYDRANT
SDMH	STORM DRAIN MANHOLE	+	SIGN
CB	CATCH BASIN	+	STREET LIGHT
LS	LANDSCAPE	+	TRAFFIC SIGNAL
AC	ASPHALT CONCRETE	+	INTERLOCKING PAVEMENT BAND
S/W	SIDEWALK	+	PROPOSED TREE
D/W	DRIVEWAY	+	PROPOSED BENCH
APN	ACCESSOR'S PARCEL NUMBER	+	TRASH RECEPTACLE
○	MANHOLE	+	TREE GRATE
○	VALVE & MISC. STRUCTURES	+	



MISSION BLVD.  
(BETWEEN A ST. AND B ST.)  
TYPICAL FOR MISSION BLVD.



KEY MAP

**Berryman & Henigar**  
6150 Stoneridge Mall Rd.  
Pleasanton, CA 94588  
(925) 468-7400  
  
Callender  
Associates  
311 Seventh Ave.  
San Mateo, CA 94401  
(650) 375-1313  
  
Freyer &  
Lauretta, Inc.  
2080 Pioneer Ct., 2nd Floor  
San Mateo, CA 94403  
(650) 348-0803

Revisions

**MISSION BLVD.** (BETWEEN A ST. AND C ST.)  
HAYWARD DOWNTOWN STREETScape (ALT. 1, 60' SPACING)  
Hayward, CA

Date: 2/16/01  
Scale: AS SHOWN  
Drawn By: MM  
Checked By: BV  
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Cadd File: 00014.TMD

Sheet No: 14  
of